Bow Bend Sand & Gravel Company

Parcel "C" 22·80 Acres, Parcel "D" 23·27 Acres combined = 46·07 Acres

As per Assessment 1921, "C" is No. 12741 and "D" No. 12742

Combined Assessment = $18420.00 or $399·83 per Acre.

EXIBIT A.

SCHEDULE.

Note. Interest at 8% per Annum, payable Half Yearly, or 4% for each six months.

Number	Subject Year	1917	1918	1919	1920	Up to 1st July. 1921
1						
2	Mill Rate as at the 31st Dec. of each year. Being 10% off for payment prior to the 1st Oct plus interest for three months which works out:- "Mill Rate x 0.918	18·25	28·46	32·64	41·08	22·86
3	Cash Value per acre at 1st January of each year, if sold on 1st July 1921 at $400.00 per acre allowing taxes at Mill Rate in No. 2 and interest. No interest on taxes subsequent to 31st Dec. 1920 taken into account.	$ 256·25	279·22	308·55	341·80	373·83
4	Taxes per acre as at the 31st December of each year, being No. 2 x No 3	$ 4·677	7·947	10·071	14·041	8·546
5	Taxes for 46·07 Acres, area of whole.	$ 215·47	366·12	463·97	646·87	393·71
6	Total % to be added, based on 6% per annum from 1st Jan. 1918 to 30th April of that year and from latter date up to 1st July 1921 at 8% per annum, not compounded.	27⅓%	20%	12%	4%	
7	Amount No. 5 x No 6	$ 58·90	73·22	55·67	25·87	
8	Amount as at 1st July 1921 being No 5 + No 7	$ 274·37	439·34	519·64	672·74	393·71
	TAXES AS DEMANDED BY THE CITY					
9	Amount	$ 672·09	786·16	900·28	824·37	
10	Amount on basis of No. 6 as per City's Statement	$ 183·70	157·23	108·03	32·97	
11	Total as at July 1st 1921, being No 9 + No 10	$ 855·79	943·39	1008·31	857·34	
12	City Assessment per Acre, combining the Two Parcels	$ 550·59	550·59	550·59	399·87	399·83

Totals of No 5 1917-20 inclusive $ 1692·43 (If carried to 1st July on estimated Mill-Rate for 1921 = $ 2086·14 being $ 393·81 added.

" " " 9 " " " 3182·90 " " " " " 3603·76 " 421·86 " "

" " " 8 " " " 1906·09 " " " " " 2299·80 " 393·71 " "

" " " 11 " " " 3664·83 " " " " " 4086·69 " 421·86 " "

Difference between No 5 & No 9 1490·47 " " " " " 1517·62

" " " 8 " " 11 1758·74 " " " " " 1786·89

1st Oct. 1917 to 1st July 1921 = 3 Years and 9 months

Interest at 4% each 6 months, $1 Amounts to 1·337

$ 672·09 Taxes for 1917 paid less 10% = $ 604·89 x 1·337 = $ 808·74

BIT A.

Up to 1st July. 1921
22·86
373·83
8·546
393·71
393·71
399·83

$ 2086·14 being $ 393·81 added.
3603·76 " 421·86 " "
2299·80 " 373·71 " "
4086·69 " 421·86 " "
1517·62
1786·89

PORTION OF S½ 13-14-1 W 5TH SOUTH & WEST OF BOW RIVER.

Scale 1" = 200'.

Lying below 3362' Contour shown thus ////

In C & D combined total acreage 46·07 Ac, only 11·5 Ac or 25·2% of the whole lie above the 3362' Contour as per plan alluded to (see title), the total possibly not flooded in July 1915.
The flood reached at least the 3362' contour, probably several inches higher.

Calgary.
May 25th 1918.

W. Pearce
A. L. S.

3362' Contour as per plan of Record in the Office

393·71

393·71

399·83

$ 2086·14 being $ 393·81 added.
3603·76 " 421·86 " "
2299·80 " 393·71 " "
4086·69 " 421·86 " "
1517·62
1786·89

D
23.27 Ac
10.5 ac above 3362 Contour.

C
22.80 Ac
1.0 ac above 3362 Contour.

In C & D combined total acerage 46.07 Ac, only 11.5 Ac or 25.2% of the whole lie above the 3362' Contour as per plan alluded to (see title), the total possibly not flooded in July 1915.
The flood reached at least the 3362' contour, probably several inches higher.

Calgary.
May 25th 1916.

H. R. S.

3362' Contour as per plan of Record in the Office of the City Engineer of Calgary intituled.

Drawn by H.R.B.
Feb 17th 1916
Index No 550.

Pearse Estate
possible subdivision
of that portion lying
East of C.P. Rly (C & E Ry)
City of Calgary
Office of Chief Engineer.

Approved by
Geo. W. Craig
City Engineer
File No
5 164.

C. & E. Branch

C. P. Rly.

3362'

Bank

River

Thornton or 17th A Street.

3362' Contour

Trees and Hedge

Kitchen Garden

House

Trees

Stable

Trees

Trees

Trees

Plot of Trees

B.A.36.

Lawn

Stable

Trees

230

500

Trees

Seventeenth Avenue

5	Taxes for 46·07 Acres, area of whole.	$ 215·47	366·12	463·97	646·87	393·71
6	Total % to be added, based on 6% per annum from 1st Jan. 1918 to 30th April of that year and from latter date up to 1st July 1921 at 8% per annum, not compounded.	27⅓%	20%	12%	4%	
7	Amount No. 5 x No 6	$ 58·90	73·22	55·67	25·87	
8	Amount as at 1st July 1921 being No 5 + No 7	$ 274·37	439·34	519·64	672·74	393·71
	TAXES AS DEMANDED BY THE CITY					
9	Amount	$ 672·09	786·16	900·28	824·37	
10	Amount on basis of No. 6 as per City's Statement	$ 183·70	157·23	108·03	32·97	
11	Total as at July 1st 1921, being No 9 + No 10	$ 855·79	943·39	1008·31	857·34	
12	City Assessment per Acre, combining the Two Parcels	$ 550·59	550·59	550·59	399·87	399·83

Totals of No 5 1917-20 inclusive	$ 1692·43	(If Carried to 1st July an estimated Mill-Rate for 1921 =	$ 2086·14	being	$ 393·81	added.	
" " " 9 " " "	3182·90	"	"	"	"	3603·76	" 421·86 " "
" " " 8 " " "	1906·09	"	"	"	"	2299·80	" 393·71 " "
" " " 11 " " "	3664·83	"	"	"	"	4086·69	" 421·86 " "
Difference between No 5 & No 9	1490·47	"	"	"	"	1517·62	
" " " 8 " " 11	1758·74	"	"	"	"	1786·89	

1st Oct. 1917 to 1st July 1921 = 3 Years and 9 months
Interest at 4% each 6 months, $1 Amounts to 1·337
$ 672·09 Taxes for 1917 paid less 10% = $ 604·89 x 1·337 = $ 808·74

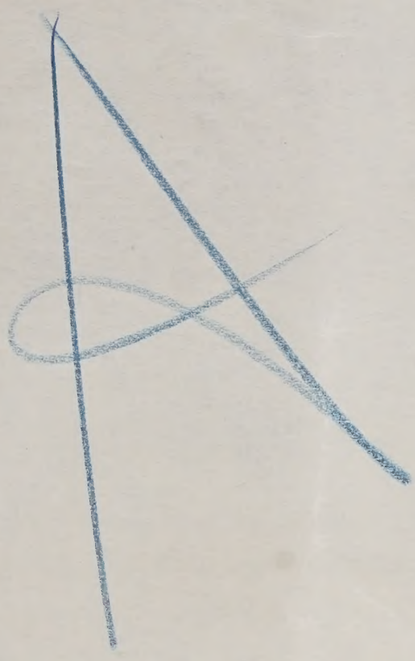
The Taxes for 1917 were paid after deducting 10% and allowing interest at 4% each 6 months they amount to $ 808·74 as on 1st July 1921.

Note: The Formula adopted for acertaining No 3 is as follows:-

$$A = P(1+r)^t$$

Note. A = Amount; P = Principal;
r = rate percent per term;
t = number of terms.

BBS & G



BBS 169 Assessments from 1983 to 7

WAA-1974-169-3400-001

EXIBIT C.

Taxes (Not including Provincial or Local Improvement Taxes) of the Bow Bend Sand & Gravel Co's. Property as per Assessment, 1920 Nos. 12741 and 12742 on the S½ Sec. 13 Tp. 24 Rge. 1 W. of 5th M. in the Corporation of the City of Calgary.

Interest 8% per annum payable half Yearly, or 4% for each six months.

Number	Subject (Year)	1912	1913	1914	1915	1916	1917	1918	1919	1920	To 1st July 1921.
2	Mill Rate as at the 31st Dec. of each year. Being 10% discount for payment prior to the 1st Oct. plus interest for three Months which works out:- "Mill Rate x 0.918" Also 25% discount on Assessment for the Years 1915-1916-17	11.47	17.22	19.05	13.43	14.92	18.25	28.46	32.64	41.08	22.86 Estimated
3	Assessment per acre.	$ 3299	3581	2945	1861	626.20	550.50	550.50	550.50	400	400
4	Amount of Taxes per acre being No 2 x No 3 as at 31st Dec. of each year.	37.84	61.65	56.10	24.99	9.34	10.04				
5	Amount as at 1st July 1921, from 31st Dec. of each year of $1.00	1.9479	1.8009	1.665	1.5394	1.423	1.316	1.217	1.215	1.04	
6	The sum the Taxes amount to at 1st July 1921. No 4 x No 5.	73.71	111.03	93.41	38.47	13.29	13.21				
7	Taxes No. 6 Years 1912 to 1917 inclusive = $343.12										
8	Legal Expenses per Acre compounded to date. 170.00										
9	Total Costs up to 31st Dec. 1917 as at 1st July 1921 = 513.12										
10	Note:- If the Legal Costs had not been incurred, the property would have been assessed at so much a higher rate as would have amounted to many times the said Legal Costs. The persistancy of making assessments greater than Value is strikingly shown in assessments of 1917, 1918 & 1919. Although appealed in each year, the assessment was maintained at $550.00 although offered at $400.00										

C

DAR-1974-169-3400-002

EXHIBIT "D"

BOW BEND SAND & GRAVEL COMPANY

Parcel "C" 22.80 Acres, Parcel "D" 23.27 Acres; combined = 46.07 Acres

As per Assessment 1921 "C" is № 12741 and "D" № 12742

Combined Assessment = $18420.00 or $399.83 per Acre

Working out the Assessment on the Basis suggested.

and

Comparing it with Valuations as arrived at in A which are based on net Values at date if land sold at 1st July 1921 at $400.

SCHEDULE

Note:- Interest at 8% per Annum payable Half Yearly, or 4% for each six months

Number	Subject					
1	Year	1917	1918	1919	1920	up to 1st July 1921
2	Mill Rate as at the 31st Dec of each year Being 10% off for payment prior to the 1st Oct plus interest for three months which works out :- "Mill Rate x 0.918"	18.25	28.46	32.64	41.08	22.86
3	Price asked for on 1st Jan 1917 and if sold at 1st Jan of any subsequent year what it nets Owner, allowing Taxes and interest	$400	$360.19	$317.55	$274.80	$231.16
4	Assumed Assessment based on foregoing	17.35	28.91	31.20	35.80	22.86
5	Assessment taking № 3 and allowing interest and taxes up to 1st July For taxes using assumed Assessment.	$384.15	$345.75	$304.77	$263.74	$221.71
6	Interest at 4% for each 6 Months on $400. for one year, the price placed on Property at 1st Jan. 1917.	32.80	32.80	32.80	32.80	32.80
7	Taxes № 5 x № 2	1.91	3.84	5.03	10.84	0.86
8	№ 3 - (6+7) which is what is netted at the 31st Dec of each year if sold at amount in № 3	360.19	317.55	274.80	231.16	
9	Total of № 7 as at 1st July 1921, compounded at 4% each 6 months	9.23	11.98	11.18 / 49.23	11.27	5.36
10	Taking № 3 in A and allowing for interest and taxes up to 1st July, For taxes using assumed Assessment.	246.09	268.02	296.18	328.04	388.55
11	№ 10 x № 2 Taxes for year	4.48	7.63	9.67	13.48	8.90
12	№ 11 compounded as was done in № 9	5.91	9.29	10.88 / 45.30	14.02	8.20

Note that carrying out the suggested system over 4½ years, the difference between № 9 and 12 is 83.8 cents on a Valuation originating at $400.00.

The following Formula applied to № 3 produces № 5, and to № 8 produces № 10.

Let 'A' = Assessment; B = Mill Rate; & C = Value at 1st Jan. of that year.

Then : $A + \frac{4A}{100} + \frac{B \times A}{2} = C$

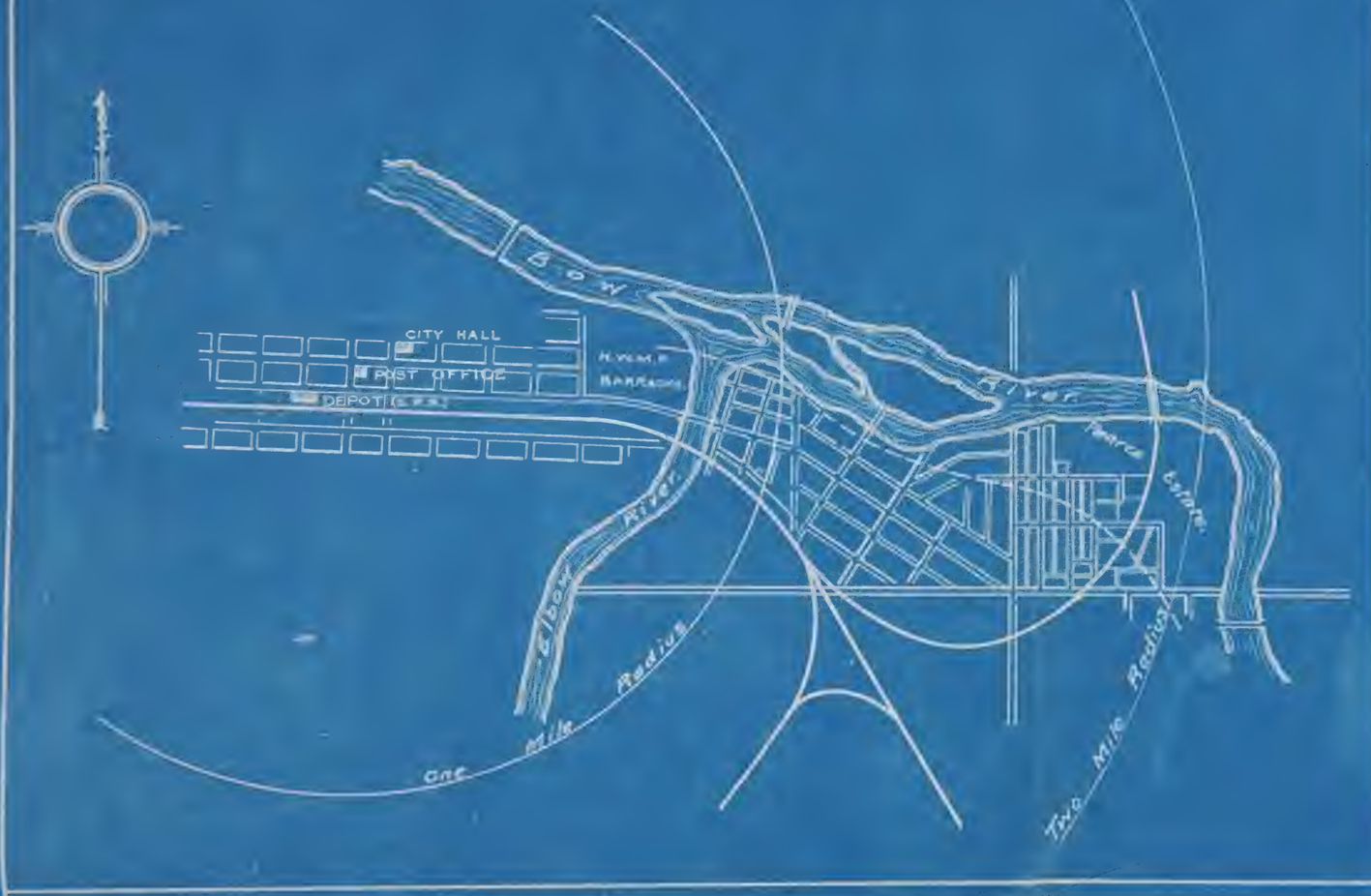
D

D

DAA-1974-169-340r 003

KEY PLAN

Showing Position of Pearce Estate with reference to Centre of City.



PLAN

OF

B O W

R i v e r

Reserved 3·2 Ac.

Reserved 2·5 Ac.

Parcel 1.

5·4 Ac.

Parcel 2

8·60 Ac.

Parcel 3

14·8 Ac.

Parcel 4

6·25 Ac.

Proposed Park

13·5 Ac.

Land.

Timber

Edmonton Railway

Street

Pearce Street

Harry Street

W. Pearce.

15°

A

B

C

D

E

F

G

H

I

N

M

S

U

X

Y

Z

W

V

R

T

O°

P.R.

R.R.

Note.

Areas are Approximate. Exact Areas will be determined by Survey.

Parcel 1
15·4 Ac.

Parcel 2
8·00 Ac.

Parcel 3
14·8 Ac.

Parcel 4
6·25 Ac.

Timbered Land. Proposed Park 13·5 Ac.

Edmonton Railway

Street

Street

Street

Pearce Street

Harry Street

Calgary Avenue

Thornton Street

Avenue.

G.T.P.R.

W. Pearce.

Residence Plot.

N

M

S

U

Z

Y

M^m

X

N^n

K

I

H

L

R

T

P

G

O

W^k

V

O^o

P.R.

R^s

S^s

T^t

W^w

U^v

V^v

A

B

C

D

E

F

J

15°

Note.

Areas are Approximate. Exact Areas will be determined by Survey.

Parcels 1, 2, 3, 4, and Lots A^a, Y, M^m, N^n, and the North half of Z are offered for Sale.

The Reserved Portions 2·5 Ac. and 5·2 Ac. will probably be acquired by the C.P.R. Irrigation Dep^t, but their utilization by it will, for Park Purposes, be most beneficial.

It is thought that the City may acquire the 13·5 Acre Parcel for Park purposes.

PLAN
OF
PEARCE ESTATE,

Showing Parcels for Sale in that part of Section 13 lying South and West of the Bow River.

Scale: 200 Feet to 1 Inch.

Bow Bend

Bow Down &c.

[UAA-1974-169-3400-004]